

WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES – 5/22/19

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:00pm at the Township Hall, 4990 Zimmer Road, Williamston, MI. Chair Eidt called the meeting to order and reviewed the agenda.

PRESENT: Chair Eidt, Vice Chair Stanford, commissioners Giese, LaMore and Davis, and Trustee Eyster.

ABSENT: Secretary Brown-Timm, Commissioners Weston and Flore. Quorum established.

ALSO PRESENT: Planning Consultant Susan Cronander of Mckenna and Jim Howard.

APPROVAL OF MINUTES

Motion by Eyster, second by Davis, to approve the minutes of April 24, 2019.

Motion approved 6 – 0.

PUBLIC COMMENT

Carl McIntosh addressed the commission regarding his “Cottage Cluster” zoning for two parcels. He also provided a conceptual plan that incorporates 34 units. He also commented again that he doesn’t feel it would work in our PD Section.

Chair Eidt mentioned that typically the Planning Commission responds to a recommendation from the Township Board in such matters. It was suggested that perhaps the PC could send some communication to the Board regarding this issue.

PUBLIC HEARING

Chair Eidt opened the public hearing on the use of automatic swimming pool covers in place of a fence. Howard briefly reviewed the draft language. It was clarified for a resident (who actually has both a cover and a fence) that the language would now allow them under certain circumstances in lieu of a fence, instead of requiring a resident to go to the ZBA.

Motion by Davis, second by Eyster to close the public hearing.

Motion approved 6 – 0.

UNFINISHED BUSINESS

- *Use of Automatic Pool Covers*

The revised language was briefly reviewed.

Motion by Eyster, second by Davis to deliberate at tonight’s meeting rather than wait until the July meeting.

Motion carried 6 – 0.

Motion by Davis, second by Stanford to recommend adoption of the following language to the Township Board:

At the end of Section 8.02.W.1.e.(3) add

“However, an automatic pool cover may be utilized in place of a fence in residential areas, per Michigan building Code, except in the R-1 and R-1-S Districts, high density developments, or where the pool cover would be within 100 feet of another property line. The automatic pool cover would need to be UL listed/approved and meet ASTM F 1346-91 standards.”

Motion approved 6 – 0.

- *Events Centers/Barns*

Cronander reviewed her most current revised draft language.

Further discussion ensued:

- Question was raised about events going several days
- It was reinforced that there would not be any staying overnight
- Regarding the hours, there needed to be a starting time, such as 10:00am
- The 3 people / parking space needs to be consistent
- Consensus was that the title should be “Events Barns / Centers” and the starting time would be 10:00am
- It was mentioned that new structures would need to replicate the older, more historic barns

Motion by Giese, second by Eyster to set a public hearing for the Events Barns / Centers amendment language at the July 24, 2019 meeting.

Motion approved 6 – 0.

- *Continuing Education*

The language provided by Chair Eidt was reviewed for inclusion in the by-laws. Discussion ensued about inserting the language as new item 1.4 and including the information about attendance in

the Annual Report. It was also suggested that “Planning Commissioners” could be added to the agenda after PC chair under PLANNING AND BOARD REPORTS.

Motion by Stanford, second by Davis to amend the by-laws with inclusion of the new language regarding continuing education as new item 1.4.

Amended motion by Stanford, second by LaMore to also include the language “and commissioners’ continuing education activities” at 7.1 (later corrected to 8.1).

Motion approved 6 – 0.

NEW BUSINESS

- *Z. O. amendment language for PODS / fabric shelters*

Discussion ensued about why this was needed and why the recommendation came from the ZBA. It was mentioned that there are some already in the Township, and that people are starting to buy used PODS and using them for permanent storage.

Motion by Davis, second by Giese to table (postpone) the item to the July meeting.

Motion approved 6 – 0.

PLANNING AND BOARD REPORTS AND REVIEW

Trustee Eyster reported that the Twp. Bd. had revised the fireworks ordinance, and has been discussing the issue of taxation on solar arrays. She also mentioned that Prime Housing Corp. was donating \$3,000 for the park, also \$3000 from the Art Tour and \$3,000 from Dean Transportation.

Chair Eidt mentioned his concern about the restrictions Mr. McIntosh had mentioned regarding the two parcels he was trying to get Cottage Cluster Zoning for.

Howard reported that a tentative date of October 23 had been set for a “Risk Management” workshop from MAP; the commissioners present indicated that date would work. He also offered a cautionary note regarding communication between commissioners via e-mail and any conflict with the Open Meetings Act that might occur.

Commissioner LaMore mentioned the Civil War Reenactment that took place over the weekend at Community Park.

CORRESPONDENCE

None.

CITIZEN COMMENT

None.

REVIEW

Chair Eidt reviewed the PC's actions from the night:

- They approved the recommendation to the Board of the language for automatic swimming pool covers;
- They set a public hearing for Events Barns/Centers for the July meeting;
- They amended the By-Laws to incorporate language for continuing education;
- They postponed action on amendment language for PODS/fabric shelters.

ADJOURNMENT

Motion by Davis, second by LaMore to adjourn.

Meeting adjourned at 8:34pm.

James Howard, Recording Secretary

Joscelyn Brown-Timm, Secretary